

2026 SARASOTA COUNTY MOBILITY FEE SCHEDULE (Effective 02/01/2026)

The Mobility fee and the 2.25% Administrative Service Charge are due prior to the Certificate of Occupancy

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Mobility Fee Urban Infill	Mobility Fee West of 75	Mobility Fee East of 75	Mixed-Use ¹ Mobility Fee Urban Infill	Mixed-Use ¹ Mobility Fee West of 75	Mixed-Use ¹ Mobility Fee East of 75
Residential / Lodging Uses							
Affordable, Attainable or Workforce Residential ^{2,3}	per sq. ft.	\$ 0.534	\$ 0.868	\$ 1.194	\$ 0.401	\$ 0.651	\$ 0.896
Residential (Maximum 3,500 sq. ft.) ³	per sq. ft.	\$ 1.068	\$ 1.737	\$ 2.388	\$ 0.801	\$ 1.302	\$ 1.791
Overnight Lodging (Hotel, Inn, Motel, Resort) ⁴	per room	\$ 1,403	\$ 2,281	\$ 3,137	\$ 1,052	\$ 1,711	\$ 2,352
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer) ⁴	per space or lot	\$ 755	\$ 1,228	\$ 1,689	\$ 566	\$ 921	\$ 1,266
Institutional Uses							
Community Serving (Civic, Museum, Performing Arts, Place of Assembly or Worship)	per sq. ft.	\$ 2.067	\$ 3.376	\$ 4.613	\$ 1.550	\$ 2.532	\$ 3.459
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per sq. ft.	\$ 1.165	\$ 1.895	\$ 2.372	\$ 0.874	\$ 1.421	\$ 1.779
Private Education (Day Care, Private Primary School, Pre-K)	per sq. ft.	\$ 2.354	\$ 3.845	\$ 5.253	\$ 1.766	\$ 2.883	\$ 3.940
Industrial Uses							
Industrial (Assembly, Brewing, Distilling, Distribution, Fabrication, Flex Space, Manufacturing, Nursery, Outdoor Storage, Processing, Trades, Warehouse, Utilities) ⁵	per sq. ft.	\$ 0.722	\$ 1.196	\$ 1.789	\$ 0.541	\$ 0.897	\$ 1.342
Recreational Uses							
Marina (Including dry storage) ⁴	per berth	\$ 380	\$ 702	\$ 1,037	\$ 285	\$ 526	\$ 778
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) ⁴	per acre	\$ 2,163	\$ 3,993	\$ 5,900	\$ 1,622	\$ 2,995	\$ 4,425
Indoor Commercial Recreation (Dance, Gym, Fitness, Indoor Sports, Kids Activities, Yoga)	per sq. ft.	\$ 2.729	\$ 5.039	\$ 7.444	\$ 2.047	\$ 3.779	\$ 5.583
Office Uses							
Office (Bank, Dental, General, Higher Education, Hospital, Medical, Professional)	per sq. ft.	\$ 2.014	\$ 3.337	\$ 4.990	\$ 1.510	\$ 2.503	\$ 3.742
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary) ⁶	per sq. ft.	\$ 2.851	\$ 4.726	\$ 7.066	\$ 2.138	\$ 3.544	\$ 5.299
Commercial & Retail Uses							
Small Retail Business (Entertainment, Restaurant, Retail, Services) ⁷	per sq. ft.	\$ 2.300	\$ 3.591	\$ 4.605	\$ 1.725	\$ 2.693	\$ 3.454
Retail (Entertainment, Restaurant, Retail, Services) ⁸	per sq. ft.	\$ 4.600	\$ 7.181	\$ 9.209	\$ 3.450	\$ 5.386	\$ 6.907
Free-Standing Retail (Entertainment, Restaurant, Retail, Services) ⁹	per sq. ft.	\$ 6.283	\$ 9.808	\$ 12.578	\$ 4.713	\$ 7.356	\$ 9.434
Additive Fees for Commercial Services & Retail Uses⁹							
Bank Drive-Thru Lane or Free-Standing ATM ¹¹	per lane or ATM	\$ 9,692	\$ 13,602	\$ 16,833	\$ 7,269	\$ 10,201	\$ 12,625
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax) ¹²	per lane or stall	\$ 6,232	\$ 8,746	\$ 10,823	\$ 4,674	\$ 6,559	\$ 8,118
Motor Vehicle Charging or Fueling ¹³	per charging or fueling position	\$ 9,892	\$ 13,882	\$ 17,180	\$ 7,419	\$ 10,412	\$ 12,885
Pharmacy Drive-Thru ¹⁴	per lane	\$ 5,284	\$ 7,416	\$ 9,177	\$ 3,963	\$ 5,562	\$ 6,883
Quick Service Restaurant Drive-Thru ¹⁵	per lane	\$ 11,820	\$ 19,157	\$ 24,546	\$ 8,865	\$ 14,368	\$ 18,409

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¹ Mixed-Use includes: (1) vertically mixed buildings with retail uses on the 1st floor and office and / or residential uses on floors above the 1st floor; (2) approved special area plans that have conditions requiring a mixture of retail, office, and residential uses and that requires Form Based Code Design; (3) compact developments of 1/4 mile or less in radius measured from the center of the development that feature a mixture of retail, office, and residential uses, a gridded street network with speed limits of 25 MPH or less, sidewalks along both sides of streets, and no roads functionally classified as an arterial or major collector internal to the development; or (4) Traditional Neighborhood Developments (TNDs), Transit Oriented Developments (TODs), Multimodal Oriented Developments (MODs), or similar mixed-use and multimodal supportive developments that meet criteria established by Sarasota County, the City of Venice, or the Town of Longboat Key.

² Housing offered within unincorporated Sarasota County with a maximum mortgage or rent price including HOA fees, utilities, and other non-negotiable housing fees associated with the unit at or below the applicable values listed on the latest Area Median Income Maximum Mortgage and Rent Table for the North Port-Sarasota-Bradenton Area produced by Sarasota County Government and updated annually. Affordable housing offered at or below the 60% AMI value, as listed on the latest Area Median Income Maximum Mortgage and Rent Table for the North Port-Sarasota-Bradenton Area produced by Sarasota County Government and updated annually, will pay 0% mobility fees per Section 163.31801, F.S.: and Affordable, Attainable or Workforce Residential housing offered above 60% and up to 80% AMI will pay 50% impact fees per the Mobility Fee Code based on the analysis in the Mobility Fee Report.

³ Residential square feet is the sum of the area (in square feet) of each dwelling unit measured from the exterior surface of the exterior walls or walls adjoining public spaces such as multifamily or dormitory hallways, or the centerline of common walls shared with other dwelling units. Square feet include all livable, habitable, and temperature controlled enclosed spaces (enclosed by doors, windows, or walls). This square footage does not include unconditioned garages or unenclosed areas under roof. For multifamily and dormitory uses, common hallways, lobbies, leasing offices, and residential amenities not accessible to the public are not included in the square feet calculation, unless that space is leased to a third-party use and provides drinks, food, goods, or services to the public or paid memberships available to individuals that do not reside in a dwelling unit.

⁴ Any space that is leased to a third-party use or provides drinks, food, goods, or services to the public shall be required to pay the applicable mobility fee per the individual uses identified in the mobility fee schedule.

⁵ Acreage for any unenclosed material and vehicle storage, including but not limited to boats, commercial vehicles, recreational vehicles (RV), and trailers, sales and display shall be converted to square footage.

⁶ Free-standing medical means a single building where any single use under a common lease or ownership exceeds 75% of the total square footage of the building. Free-standing medical uses have direct access to an arterial or collector road, feature their own circulation, parking, and stormwater.

⁷ Sarasota County, City of Venice, or the Town of Longboat Key may elect to establish a program that establishes criteria to qualify as a small retail business. Until the County, City, or Town establishes a program and an applicant receives formal approval, the small retail business mobility fee rate would not be applicable.

⁸ Retail include multi-tenant buildings where any single use under a common lease or ownership is 75% or less of the total square footage of the building or the retail use is part of a unified Planned Development or Master Plan and shares access, circulation, parking, stormwater, and utilities with other retail uses. This would include outparcels if they do not have a direct access connection to an arterial or collector road. Outparcels with a direct access connection to an arterial or collector that are not multi-tenant buildings would be considered free-standing retail.

⁹ Free-standing Retail means a single building where any single use under a common lease or ownership exceeds 75% of the total square footage of the building and the use has direct access to an arterial or collector road, features its own circulation, parking, and stormwater.

¹⁰ Additive mobility fees are assessed in addition to the mobility fee assessed with the square footage of the building.

¹¹ Bank shall pay the office rate for the square footage of the building. Drive-thru lanes, Free Standing ATM's and Drive-thru lanes with ATM's are assessed a separate fee per lane or per ATM and are added to any mobility fee associated with a bank building. The free-standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store.

¹² Motor Vehicle or Boat cleaning shall mean any car wash, wax, or detail where a third party or automatic system performs the cleaning service. Mobility Fee are assessed per lane, stall, or cleaning and wash station, plus a retail rate associated with any additional building square footage.

¹³ Rates per vehicle charging or fueling position apply to a convenience store, gas station, general store, grocery store, supermarket, superstore, variety store, wholesale club or service stations with fuel pumps. In addition, there shall be a separate mobility fee for the square footage of any retail building per the applicable mobility fee rate. The number of charging or fueling positions is based on the maximum number of vehicles that could be charged or fueled at one time. Non-commercial vehicle charging stations associated with residential or non-residential uses shall not be assessed a mobility fee, unless there is cost or payment required to charge an electric vehicle.

¹⁴ Any drive-thru associated with a pharmacy will be an additive fee in addition to the applicable retail mobility fee per square foot of the building. The number of drive-thru lanes will be based on the number of lanes present when an individual places or pick-up a prescription or item. This includes any pharmacies located within a dispensary, grocery store, super market, variety store, or wholesale club.

¹⁵ Any drive-thru associated with a quick service restaurant will be an additive fee in addition to the applicable retail mobility fee per square foot of the building. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order or picks up an order, whichever is greater. Quick service restaurants include those in convenience stores or multi-tenant buildings.